

**HONORABLE CITY PLANNING COMMISSION
CINCINNATI, OHIO**

JULY 15, 2005

SUBJECT:

A report and recommendation on a proposed zone change at 5012 River Road from the existing Manufacturing General (MG) District to a Manufacturing Limited (ML) District in the neighborhood of Riverside.

GENERAL INFORMATION

Ground Lessee: College of Mount St. Joseph
5701 Delhi Pike
Cincinnati, Ohio 45233

Current Owner: Kinder Morgan Operating L.P. "C"
8500 West 68th Street
Argo, Illinois 60501-0409

Agent: Kyle R. Grubbs
Frost Brown Todd LLC
2200 PNC Center
201 East Fifth Street
Cincinnati, Ohio 45202-4182

Request: A rezoning of the property at 5012 River Road (HCAP, Bk. 161, Pg. 5, Par. 12) from the existing Manufacturing General (MG) District to a Manufacturing Limited (ML) District to allow the property to be used as a recreational facility. More specifically, the recreational facility for the property will be a new softball field for the College of Mount St. Joseph, at which practices and games will be held. The subject property abuts the College's existing athletic practice facility to the west at 5092 River Road.

Staff Conference: The Department of Community Development and Planning staff held a conference on this request on Monday June 27, 2005. A summary of the conference is attached.

Findings: The property is approximately 1.8 acres in size and unimproved. This property is located below a steeply sloped hillside. The College of Mount St. Joseph stated a need to expand its recreational uses to satisfy a growing and improving educational institution. A new softball practice and play field is proposed to be constructed. The abutting property is zoned Institutional-Residential (IR) and owned by the College. The Department of Community Development and Planning Staff suggested that an IR zone district would represent a logical extension of the College's use for this property. The property owner Kinder Morgan Operating L.P. "C" desires to maintain a manufacturing designation for consistency with its other property in the area and for marketing purposes. The owner is leasing the subject property to the College for an initial twenty-five years with the right of first refusal should the property owner receive another offer to purchase the property. Either party has the right to terminate the lease after six years, as long as two years notice is given. The proposed zone change from Manufacturing General (MG) to Manufacturing Limited (ML) provides the owner with a manufacturing designation for the property, albeit, uses permitted have a lesser impact and intensity than a Manufacturing General district. The marketing of the property for potential resale would offer a site for manufacturing use. The ML designation permits parks and recreational facilities. The owner and College agreed to this compromise as a means of meeting the needs of both parties.

The College agreed that lighting for the field use during evening hours would be shielded away from adjacent residential property.

Community Response:

- The Riverside Civic and Welfare Club is the community council for this area and was notified of the proposed change in zoning. The community council has not responded.

Plans:

- Riverside Strategic Community Plan, March 1, 2002, states in its Goals and Objectives (page 10), enhance and preserve green space and recreation areas. More specifically the objectives are to enhance current recreational areas, create opportunities for additional recreational activities and preserve some hillside green space.

Zoning Code Review:

The Manufacturing General (MG) District and the proposed Manufacturing Limited (ML) District permit generally similar uses with the following exceptions: In the MG District, a residential use is not permitted except that transitional housing, and correctional institutions are conditional uses; private vehicular storage lots and vehicular repair are permitted; general production industry is permitted whereas production industry high intensive impact is a conditional use, contractor storage is permitted, and a public utility plant is permitted.

In the ML District, park and recreational facilities are permitted, as are community service facilities.

CONCLUSIONS:

1. The planned use of the property for recreational purposes in support of the College of Mount St. Joseph is in compliance with the Riverside Strategic Community Plan.
2. The Proposed Manufacturing Limited (ML) designation will permit the property owner to maintain a manufacturing designation for its land holdings for marketing purposes, and provides an abutting property owner, the College of Mount St. Joseph, with needed expansion of its recreational facilities.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that the City Planning Commission take the following action:

“Approve a change in zoning at 5012 River Road from Manufacturing General (MG) District to Manufacturing Limited (ML).”

Respectfully Submitted:

Stephen C. Briggs
Senior City Planner

Approved:

Margaret A. Wuerstle, AICP
Chief Planner

